

**1/411 Hector Street, Yokine, WA 6060**

**Villa For Sale**

Monday, 1 July 2024

1/411 Hector Street, Yokine, WA 6060

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Jodie Holbrook  
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## From \$419,000

Professionals Main Realty welcomes you to this 2 bedroom, 1 bathroom villa located at 1/411 Hector Street in the highly sought-after suburb of Yokine. This perfectly sized property offers a comfortable and convenient lifestyle with a spacious living room including reverse cycle air con, kitchen/dining area with room for a dining table, a private courtyard perfect for outdoor entertaining as well as its own private carport at the door. The property features 2 good sized bedrooms (master with reverse cycle air conditioning and large built in wardrobe) bathroom with both bath and shower, own laundry as well as a separate toilet for added convenience. All rooms are generously sized and offer plenty of natural light, creating a warm and inviting atmosphere throughout the home. All living area and bedroom floors are wood effect planks for easy cleaning and maintenance. Located in a quiet and friendly neighbourhood, this villa is ideal for first home buyers, downsizers, or investors looking for a solid rental opportunity. The property is located at the front of the complex, on the high side of the street and has the added benefit of no common walls to both bedrooms as well as side access to the courtyard and rear shed. The complex also allows for pets. Public transport is only metres away taking you straight into Perth CBD and bus port. Additionally it is only a short walk or ride to the nearest shopping centre. The property is currently rented for \$500 per week on a periodic tenancy meaning you have the best of both worlds - either move in or keep as an ongoing income stream. Being a solid investment this property won't last long on the market. Don't miss out on the chance to make this villa your new home or investment. Contact us today to arrange a viewing. Water rates \$1015.80 PACouncil rates \$1491.90 PA Strata levies \$656.25 PQ proposed Reserve fund \$93.75 PQ proposed Details provided for this property are for information only and should not be taken as a representation in any respect on the part of the vendor, landlord, or their agent. Prospective clients should make their own enquiries regarding the property or fixtures before entering into any Contract, or Lease Agreement. All plans and measurements are approximate and not to scale.